

**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Property Address:	2009 18th Street NW	Agenda
Landmark/District:	Washington Heights Historic District	X Consent Calendar
Meeting Date:	May 25, 2017	X Concept Review
H.P.A. Number:	16-698	X New Construction
Staff Reviewer:	Anne Brockett	Alteration

Owner Jurassic Properties, working with architect Angel Clarens, returns to the Board for concept review of a revised design for new construction in the Washington Heights Historic District. The site is at the corner of 18th and California Streets is occupied by a non-contributing building and a parking lot.

Project Description

The overall form and design approach are unchanged. In response to HPO and Board comments, the following changes have been made:

- A front door facing onto 18th Street has been added.
- An appropriately scaled and designed canopy marks the entrance.
- The size of the second floor windows has been reduced.
- The scale of all the windows has been reduced by breaking them down with smaller pane sizes.
- Shallow metal awnings were added between the first floor windows and transoms to further bring down the scale and create a more articulated surface.
- The height of the stair tower was lowered.
- The bracketed cornice was replaced by a modest cast stone cap.
- The large blank expanse of wall on the California Street side will be enlivened by patterned brickwork.
- The freestanding entry gate was eliminated.

All of these changes create a greater compatibility and improve the scale of the building and its relationship to the streetscape and the historic district as a whole.

The HPO recommends that the Board find the concept for new construction compatible and delegate final review to staff.